

ORDINANCE NO. 021212-39

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT POND SPRINGS ROAD AT SAN FELIPE BOULEVARD FROM MULTIFAMILY RESIDENCE-MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence-medium density-conditional overlay (MF-3-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-02-0132, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 29, Block F, Los Indios Addition Section 1 Subdivision, and Lot 9, Block K, Los Indios Phase A Subdivision, subdivisions in the City of Austin, Williamson County, Texas, according to the maps or plats of record in Cabinet E, Slides 345-346, and Cabinet F, Slides 120-122, respectively, of the Official Records of Williamson County, Texas, (the "Property")

locally known as the property at Pond Springs Road at San Felipe Boulevard, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

2. A 25-foot wide vegetative buffer shall be provided and maintained along and adjacent to the east property line. Improvements permitted within the buffer zone are limited to non-structural drainage and non-structural water quality controls, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
3. The maximum height of a structure or building on the Property is 40 feet from ground level.
4. Vehicular access from the Property to San Felipe Boulevard is prohibited except for emergency vehicle use. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
5. The following uses of the Property are prohibited uses:

Off-site accessory parking
Automotive washing (of any type)
Business support services
Communication services
Exterminating services
Funeral services
Hotel-motel
Indoor sports and recreation
Outdoor entertainment
Pawn shop services
Research services
Restaurant (general)
Theater
Community recreation (public)
Hospital services (general)
Residential treatment

Automotive rentals
Business or trade school
Commercial off-street parking
Drop-off recycling collection facility
Food sales
General retail sales (general)
Indoor entertainment
Medical offices (exceeding 5000 sq. ft.)
Outdoor sports and recreation
Personal improvement services
Restaurant (drive-in, fast food)
Service station
Community recreation (private)
Congregate living
Hospital services (limited)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

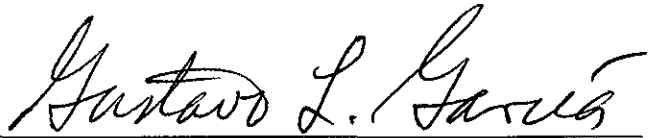
PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on December 23, 2002.

PASSED AND APPROVED

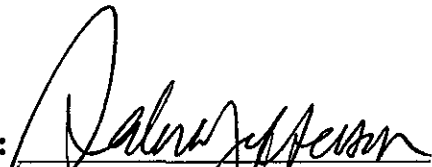
December 12, 2002

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Gustavo L. Garcia
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk



1" = 400'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: S. GAGER

CASE #: C14-02-0132

ADDRESS: POND SPRINGS RD @ SAN FELIPE BLVD

SUBJECT AREA (acres): 8.340

DATE: 02-08

INTLS: SM

CITY GRID REFERENCE NUMBER

G37 H37

ZONING EXHIBIT A